



**Status:** Active  
**Style:** Cape Cod/1.5 Story  
**Address:**  
 3678 Backstretch Way, Grove City, OH 43123  
**Unit/Suite #:**

**List Price:** \$459,900  
**Original List Price:** \$469,900  
**Active on MLS:** 05/06/2023  
**Days On Market:** 25  
**Possession:** 14 days post closing

	BR	FB	HB	LIV	Din	Eat SP	Fam	Den	Great	Util Sp	Rec
Up 2	0	0	0	0	0	0	0	0	0	0	0
Up1	1	1	0	0	0	0	0	0	0	0	0
Entry Lvl	2	2	0	1	1	1	0	0	0	1	0
Down 1	0	0	0	0	0	0	0	0	0	0	0
Down 2	0	0	0	0	0	0	0	0	0	0	0
<b>Totals</b>	<b>3</b>	<b>3</b>	<b>0</b>								

**Location**

**Subdiv/Cmplx/Comm:** Courtyards at Beulah Park      **School District:** SOUTH WESTERN CSD 2511 FRA CO.      **Corp Lim:** Grove City      **Township:** Jackson  
**Directions:** Follow GPS

**Characteristics**

<b>SqFt Documented:</b> 2,039	<b>Doc SqFt Src:</b> Realist	<b>Acreage:</b> 0.15	<b>Lot Size (Side):</b>
<b>SqFt ATFLS:</b> 2,039	<b>ATFLS Source:</b> Realist	<b>Lot Size (Front):</b>	<b>Year Built:</b> 2021
<b>Parcel #:</b> 040-016365	<b>Tax District:</b> 040	<b>Mult Parcels/Sch Dis:</b>	<b>Built Prior to 1978:</b> No
<b>County:</b> Franklin	<b>Comm Dev Chrg:</b> Yes	<b>Assessment:</b>	<b>Tax Abatement:</b> No
		<b>Possession:</b> 14 days post closing	<b>Abatement End Date:</b>
			<b>Taxes (Yrly):</b> 9,213 <b>Tax Year:</b> 2022

**Addl Acc Conditions:** None Known      **HOA/COA Y/N:** Yes  
**Complex/Sub Amenities:** Bike/Walk Path; Clubhouse; Fitness Facility; Pool; Sidewalk      **HOA/COA Fee:** 242 Per: Month  
**Tenant Occupied:** No      **HOA/COA Fee Includes:** Common Area Only; Lawn Care; Snow Removal; Trash  
**HOA/COA Transfer Fee:** 150      Reserve Contribution: 800

**Features**

<b>Air Conditioning:</b> Central	<b>Accessibility Features Y/N:</b> No	<b>Warranty:</b>
<b>Heating:</b> Forced Air,Gas	<b>Mid/High Rise:</b> No	<b>New Financing:</b>
<b>Bsmt:</b> No	<b>Alternate Uses:</b>	Conventional,FHA,VA
<b>Foundation:</b> Slab	<b>Fireplace:</b> One,Gas Log	<b>New Construction:</b> No
<b>Exterior:</b> Brick,Stone,Wood Siding	<b>Lot Characteristics:</b>	<b>Approx Complete Date:</b>
<b>Rooms:</b> 1st Flr Primary Suite,1st Flr Laundry,Bonus Room,Dining Room,Eat Space/Kit,Living Room	<b>Exterior Amenities:</b> Fenced Yard,Patio	<b>Manufactured Housing Y/N:</b> No
<b>Parking:</b> 2 Car Garage,Attached Garage	<b>Water Source:</b> Public Water Source	<b>Manufactured Housing:</b>
<b>Garage/EnclosdSpaces:</b> 2	<b>Sewer:</b> Public Sewer	<b>Leased Items:</b> No
<b>Interior Amenities:</b> Dishwasher; Electric Water Heater; Gas Range; Microwave; Refrigerator		<b>Tax:</b>

**Property Description:** Capri w/bonus suite at Beulah Park! Free-standing home offering 3 bedrooms, a bonus suite/flex space, 3 full baths, an extended living room, a Deluxe kitchen, private fenced courtyard & a 2.5 car garage. Interior features include white 42" kitchen cabinetry, soft close drawers, roll out cabinets, SS appliances w/counter depth refrigerator, large island w/bar seating, Quartz counter tops, tile back splash, Apron sink & pendant lighting. Laminate plank flooring in main living areas, tile in bathrooms & premium carpeting in bedrooms. 36" Gas fireplace w/custom mantel, custom lighting & window treatments, primary closet w/built-in's, storm door & 2 patio doors to the private courtyard. Enjoy a community pool, clubhouse, walking trails, with an easy walk to downtown shops & restaurants.

**Dir Neg w/Sell Perm:** No

**May 30, 2023**      **Prepared by:** Christine Fuller

**Video and/or audio surveillance may be in use on this property.** Information is deemed to be reliable, but is not guaranteed. © 2023 **MLS** and **FBS**. Prepared by Christine Fuller on Tuesday, May 30, 2023 8:40 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Twilight



3678 Backstretch Way



Front of home



Capri bonus suite

Landscaping



Covered front porch



Front porch



Foyer



Living room



Living room



Living room



Living room



Fireplace w/mantel





**View from kitchen**



**View to kitchen**



**Dining room**



**Patio door to courtyard**



**Pendant lights**



**Kitchen**



**Island**



**White cabinetry**



**Kitchen**



**42" Cabinets**



**SS appliances**



**Primary bedroom**



**Primary bedroom**



**Patio door to courtyard**



**Primary bedroom**



**Primary bath**



**Custom mirrors**



**Walk in shower**





**Transom window**



**Custom closet**



**Hallway to guest bedroom**



**Guest bedroom**



**Full bath**



**Bonus suite**



**Bonus/flex space**



**Dormer windows**



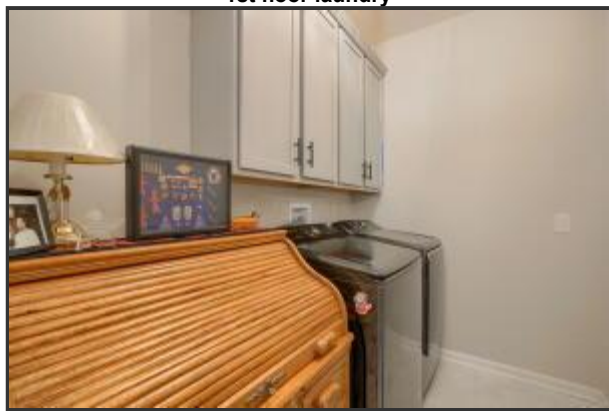
**Can lighting**



**Upstairs full bath**



**1st floor laundry**



**Storage/pantry**





**Storage**



**Courtyard**



**Privacy fence**



**Private courtyard**



**Beulah Park**

